

NEW DEVELOPMENT—RETAIL & FLEX

Q4 2026

New
Business Park
COMING SOON
For Lease

JETT BUSINESS PARK

5111 SPRING STUEBNER RD., SPRING, TX 77388

Located at the corner of Rhodes Road and Spring Stuebner Road, this development will feature frontage road retail suites and non-frontage road office/warehouse, flex suites starting.

FULLY CUSTOMIZE YOUR
NEXT OFFICE LOCATION.

RESERVE YOUR SQUARE
FOOTAGE TODAY.

FREE CONSULTATIONS &
FAST FLOOR PLANS.

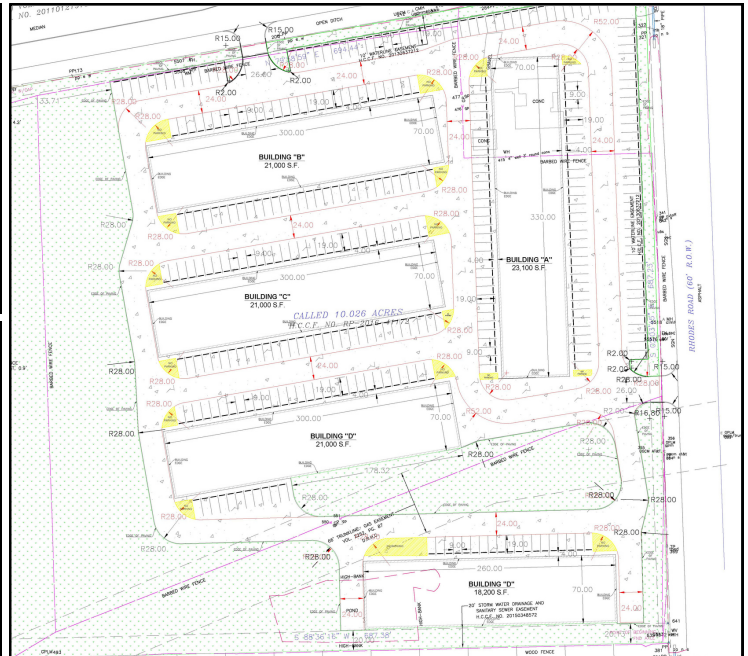
Retail SpacesPages 2–5

Flex Office/Warehouse SpacesPages 6–8

Phase 1: Retail (Building A) and Flex (Building C)



Retail (Bldg. B)
Flex (Bldg. C)
Flex (Bldg. D)



LEASE:

Lease Term:

60-months

Lease Rate:

Ranging between \$24.00 - \$32.00 SF/YR

+NNN expenses at \$4.00 SF/YR

Lease Type:

NNN*

**Triple Net (NNN) fees include your share of property taxes, insurance, and common area maintenance (CAM), such as landscaping, lighting, security, management fees and more.*

CAM INCLUDES:

- Dumpster/Waste Services
- Water
- Exterior Security Lighting
- Exterior 24-Hour Camera Surveillance
- Exterior Professional Pest Control Services
- Exterior Professional Landscaping & Lawn Maintenance
- Quarterly A/C Filter Replacements
- Two (2) Annual Exterior HVAC Unit Cleanings

LOCATION:

Prime Location:

- Located in the NW Houston (Spring/Klein)
- High-density residential and commercial area
- High traffic exposure supporting strong visibility and access.
- Less than 600 ft from FM 2920
- 1.16 miles from the Grand Parkway (99)
- 3.6 miles from I-45
- 8.3 miles from TX-249
- The Woodlands less than 10 miles away

SUITES:

Property Specifications:

- Power: 3-Phase | 208Y/120V
- ADA-compliant restroom included
- Retail Suites Starting at 1,400 SF (min.)
- TI Allowance

Property Amenities:

- Well-lit throughout the property
- Illuminated pylon signage
- 24/7 video surveillance

RETAIL

CUSTOM SPACES

Third Generation Development, LP.

We Create Retail Spaces Tailored to You!

From expanding storefronts and designing your perfect layout to adding standout features like display windows, accessible entrances, and inviting customer flow, we make your vision a reality.

Enjoy fast floor plan consultations, quick quotes, a wide variety of design and finish options, and seamless permitting and construction services. Call today to schedule your appointment and bring your retail concept to life!



TI Allowance

AVAILABLE!

Customize your space your way—tenant improvement allowance included to help you create the perfect retail environment.

Ask us how today! ☎

PROPERTY MANAGEMENT & LEASING OFFICE:

Rhodes Meadow Business Park
21631 Rhodes Road, Suite A100
Spring, Texas 77388

☎ Phone: 281-609-7114 | ✉ Email: office@3rdgd.com

🌐 Web: www.3RDGD.com

BUILDING A

RETAIL- BUILDING A (TOWER)



BUILDING B

RETAIL- BUILDING B



RETAIL- BUILDING B



OFFICE-WAREHOUSE, FLEX FOR LEASE



JETT BUSINESS PARK
5111 SPRING STUEBNER RD., SPRING, TX 77388



PRE-LEASING OFFICE-WAREHOUSE, FLEX SPACE:

Suites starting at 2,100 SF+

Base Rents: \$16.00 - \$22.00 per SF/YR

Plus estimated NNN expenses of \$4.00 per SF/YR



Building A- (West Elevation)
Phase 1
Anticipated Occupancy: Nov. 2026



Building A- (East Elevation)
Phase 1
Anticipated Occupancy: Nov. 2026



Building C
Phase 1
Anticipated Occupancy: Dec. 2026



Building D
Phase 2



Building E
Phase 3

FLEX- BACK OF BUILDING A
FLEX- BUILDINGS C, D, E

LEASE:

Lease Term:

36 to 60-months

Lease Rate:

Ranging between \$16.00 - \$22.00 SF/YR
+NNN expenses at \$4.00 SF/YR

Lease Type:

NNN*

**Triple Net (NNN) fees include your share of property taxes, insurance, and common area maintenance (CAM), such as landscaping, lighting, security, management fees and more.*

CAM INCLUDES:

- Dumpster/Waste Services
- Water
- Exterior Security Lighting
- Exterior 24-Hour Camera Surveillance
- Exterior Professional Pest Control Services
- Exterior Professional Landscaping & Lawn Maintenance
- Quarterly A/C Filter Replacements
- Two (2) Annual Exterior HVAC Unit Cleanings

CUSTOM SPACES

We specialize in creating flexible, customized spaces built to fit your exact needs.

From expanding square footage and designing the ideal layout to adding private offices, conference rooms, breakrooms, climate-controlled warehouses, drive-thru bays, accessible entrances, and custom features like sinks, counters, cabinets, and more — we bring your vision to life.

Enjoy a seamless process from start to finish with:

- ✓ Fast floor plan consultations
- ✓ Quick project quotes
- ✓ Custom design & finish selections
- ✓ Permitting assistance
- ✓ Complete construction coordination

LOCATION:

Prime Location:

- Office-warehouse, flex spaces are non-frontage
- Located in the NW Houston (Spring/Klein)
- High-density residential and commercial area
- High traffic exposure supporting strong visibility and access.
- Less than 600 ft from FM 2920
- 1.16 miles from the Grand Parkway (99)
- 3.6 miles from I-45
- 8.3 miles from TX-249
- The Woodlands less than 10 miles away

SUITES:

Suite Specifications:

Standard suite specifications shown below unless customization or build-to-suit (BTS) options are requested.

- Power: 3-Phase | 208Y/120V
- Flex suites starting at approximately 2,100 SF+
- One ADA-compliant restroom
- One 14' x 12' climate-controlled office
- One 12' x 14' overhead roll-up door in warehouse
- Standard warehouse configuration is non-climate controlled unless otherwise customized
- Drive-thru bays available as an optional customization feature

Property Amenities:

- Well-lit throughout the property
- Illuminated pylon signage
- 24/7 video surveillance

FLEX



TI Allowance **AVAILABLE!**

Customize your space your way—tenant improvement allowance included to help you create the perfect retail environment.

Ask us how today! 📞

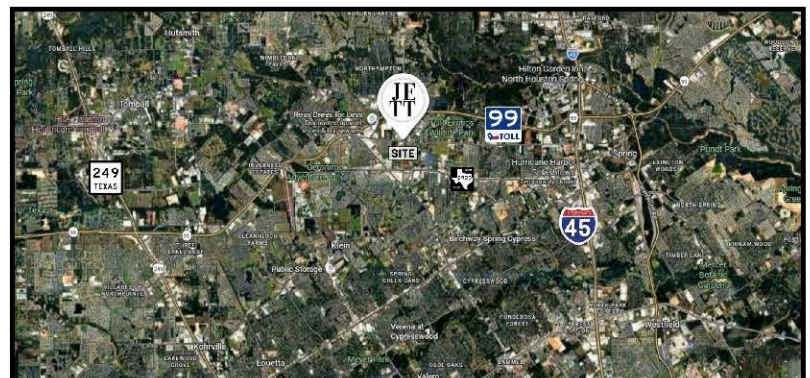
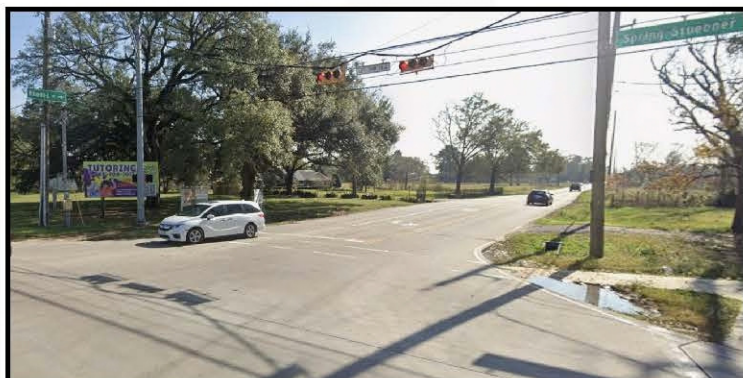
Rhodes Rd

	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Population								
Estimated Population (2025)	10,495		86,458		246,473		474,044	
Projected Population (2030)	11,500		94,225		259,705		495,520	
Census Population (2020)	10,136		81,128		229,605		439,571	
Census Population (2010)	5,421		55,423		169,934		337,047	
Projected Annual Growth (2025-2030)	1,005	1.9%	7,767	1.8%	13,232	1.1%	21,476	0.9%
Historical Annual Growth (2020-2025)	359	0.7%	5,330	1.3%	16,868	1.5%	34,473	1.6%
Historical Annual Growth (2010-2020)	4,715	8.7%	25,705	4.6%	59,670	3.5%	102,525	3.0%
Estimated Population Density (2025)	3,342	psm	3,059	psm	3,140	psm	3,080	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	153.9	sq mi
Households								
Estimated Households (2025)	3,521		29,193		87,214		171,404	
Projected Households (2030)	3,937		32,279		93,656		183,145	
Census Households (2020)	3,298		26,677		80,237		157,160	
Census Households (2010)	1,792		18,169		59,766		121,684	
Projected Annual Growth (2025-2030)	417	2.4%	3,085	2.1%	6,442	1.5%	11,742	1.4%
Historical Annual Change (2010-2025)	1,729	6.4%	11,025	4.0%	27,448	3.1%	49,720	2.7%
Average Household Income								
Estimated Average Household Income (2025)	\$128,683		\$136,256		\$131,594		\$136,033	
Projected Average Household Income (2030)	\$126,272		\$134,848		\$130,629		\$135,707	
Census Average Household Income (2010)	\$74,052		\$97,119		\$94,157		\$89,887	
Census Average Household Income (2000)	\$67,761		\$81,256		\$81,641		\$79,499	
Projected Annual Change (2025-2030)	-\$2,411	-0.4%	-\$1,408	-0.2%	-\$965	-0.1%	-\$326	-
Historical Annual Change (2000-2025)	\$60,922	3.6%	\$55,000	2.7%	\$49,953	2.4%	\$56,534	2.8%

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups
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Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography- RFULL9 03-04-2026 07:20:46

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
Demographic records report produced & received by NewQuest.



Corner of Rhodes Rd. & Spring Stuebner Rd.